

A NEW ANGLE FOR CHICAGO'S INDUSTRIAL MARKET

25100
S RIDGELAND AVE

MONEE, ILLINOIS 60449

FOR LEASE

Complete
and Ready for
Occupancy

168,741 SF AVAILABLE IMMEDIATELY

DEVELOPER:



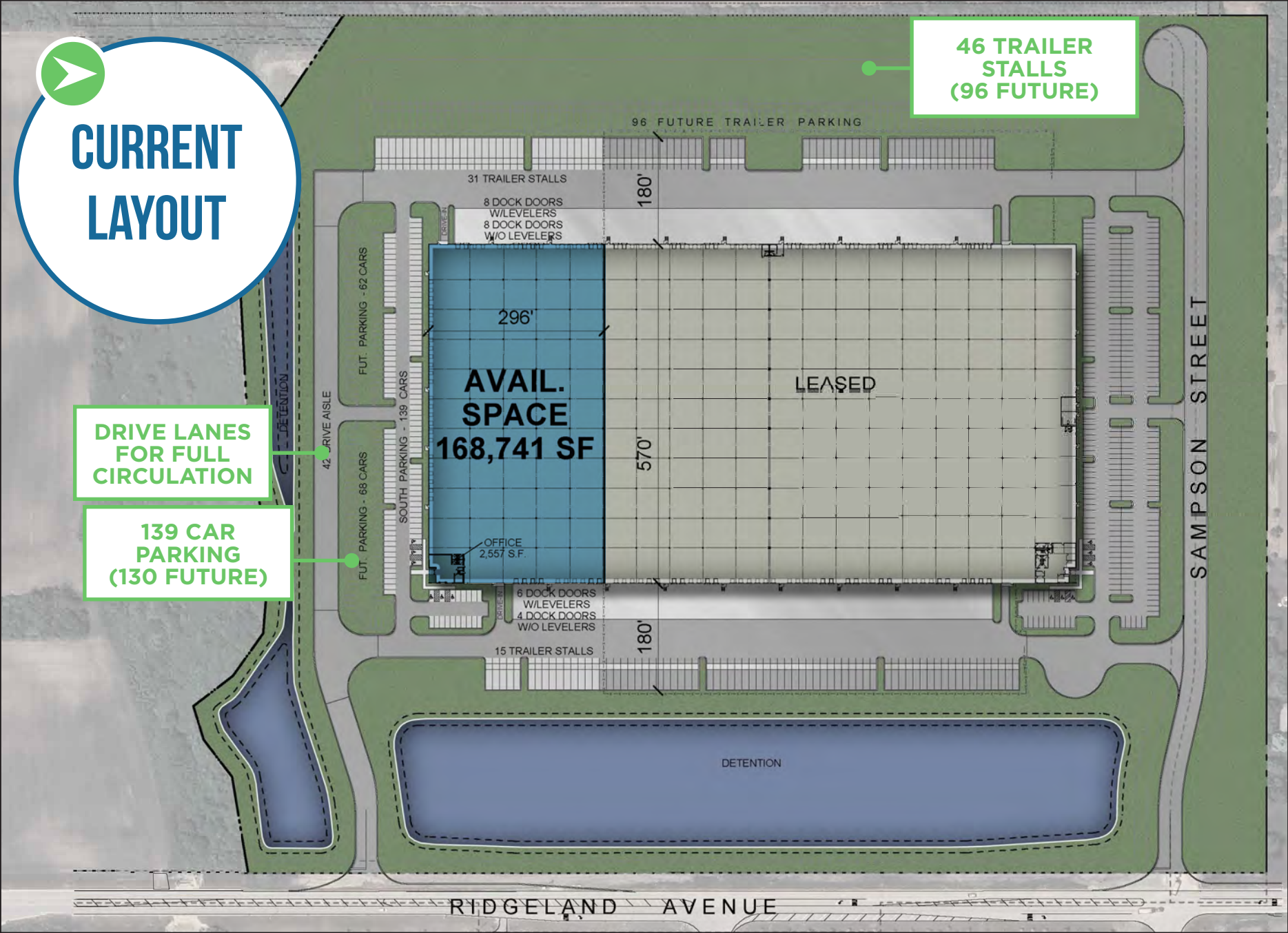
OWNER:



BROKER:



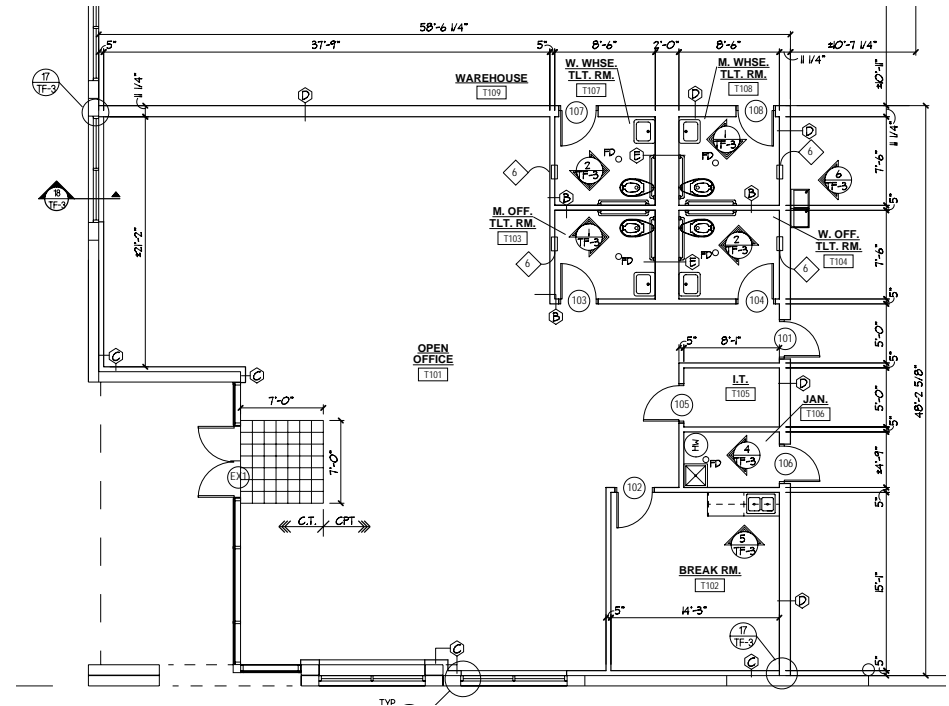
SITE PLANS



PROJECT SPECS

OFFICE PLAN

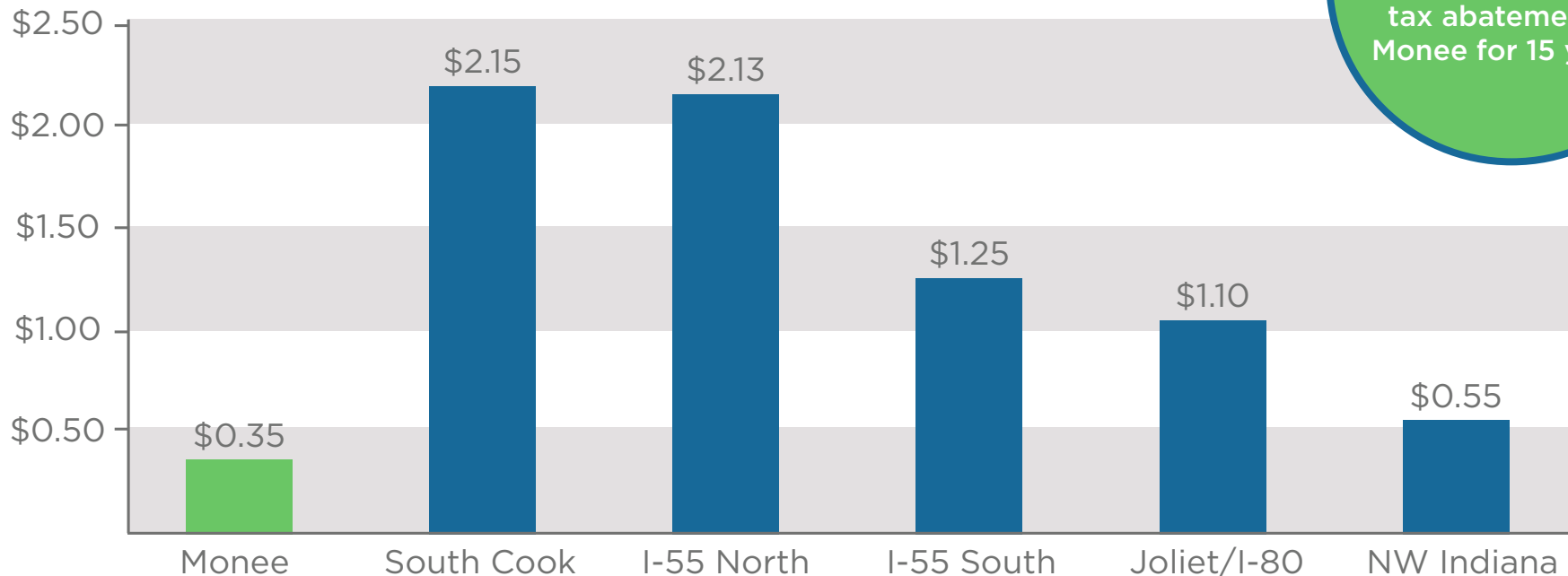
Available Space:	168,741 SF
Total Building Size:	621,246 SF
Office:	2,557 SF
Clear Height:	40'
Exterior Docks:	26 Exterior Docks (14 Equipped)
Drive-In Door(s):	2
Car Parking:	139 Car Stalls (130 Future Car Stalls)
Trailer Parking:	46 Trailer Stalls (96 Future Trailer Stalls)
Sprinkler System:	ESFR
Lighting:	30 FC LED with Motion Sensors
Power:	Up to 2,400 Amps
Floor:	Super Flat 8" Thick
Configuration:	Cross Dock
RE Taxes:	\$0.35 PSF (Estimated)
Lease Rate:	Subject to Offer



TAX COMPARISON

REAL ESTATE TAX COMPARISON

Real Estate Taxes
(Average PSF)*



Tax increment financing resulting in a 75% real estate tax abatement in Monee for 15 years.

*Average per square foot tax rates are based off a sampling of available space within each submarket.



ACCESS OVERVIEW



30-MILE RADIUS DEMOGRAPHICS

4,346,020
TOTAL
POPULATION

\$63,377
MEDIAN HH
INCOME

2,051,336
TOTAL
WORKFORCE

58.8%
WHITE-COLLAR
WORKERS

26.8%
WITH COLLEGE
DEGREES

22.8%
BLUE-COLLAR
WORKERS

SAME-DAY DELIVERIES

CHICAGO
35 MILES

DETROIT
283 MILES

MILWAUKEE
125 MILES

PITTSBURGH
462 MILES

NASHVILLE
418 MILES

ST LOUIS
270 MILES

INDIANAPOLIS
163 MILES

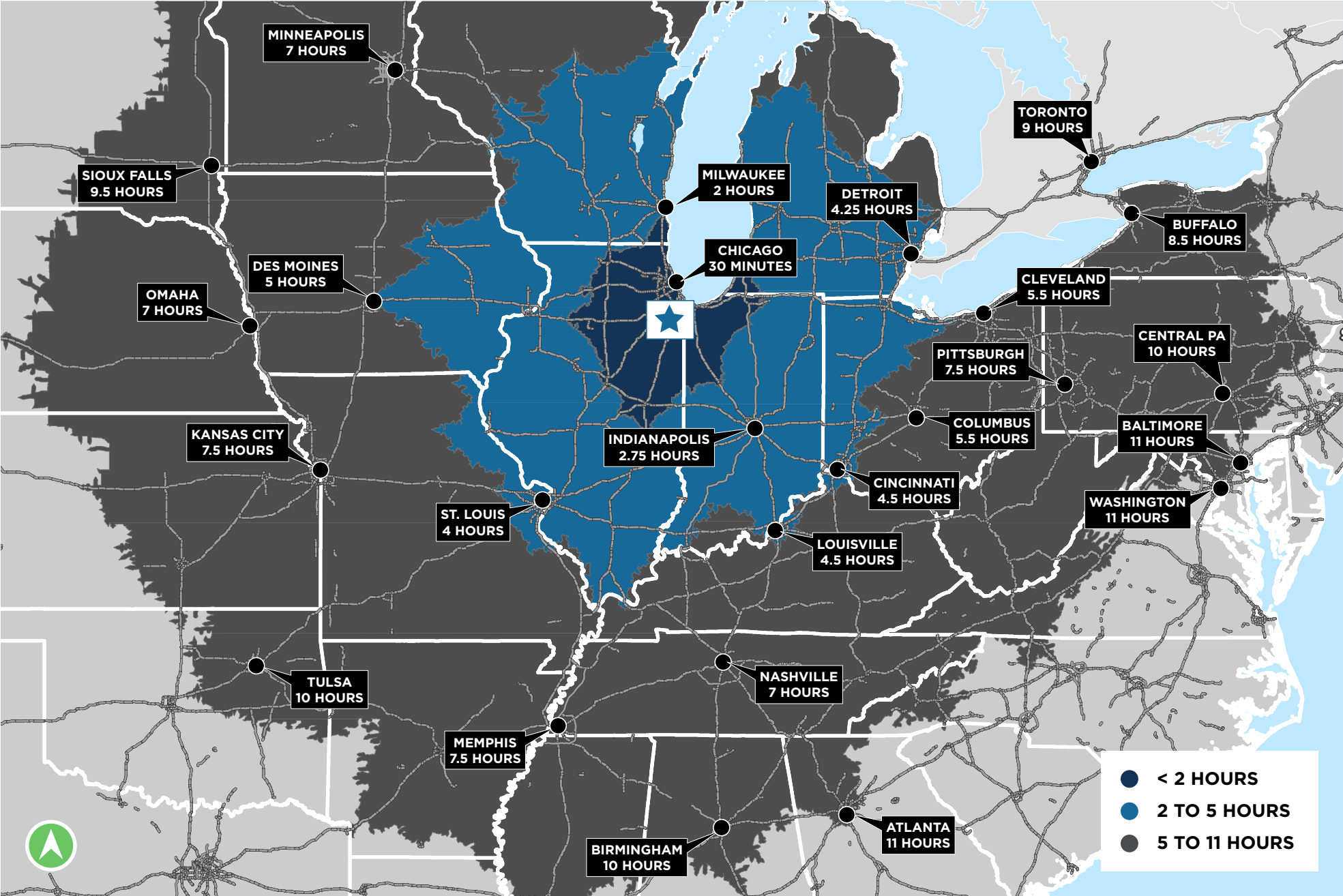
COLUMBUS
336 MILES

MINNEAPOLIS
436 MILES

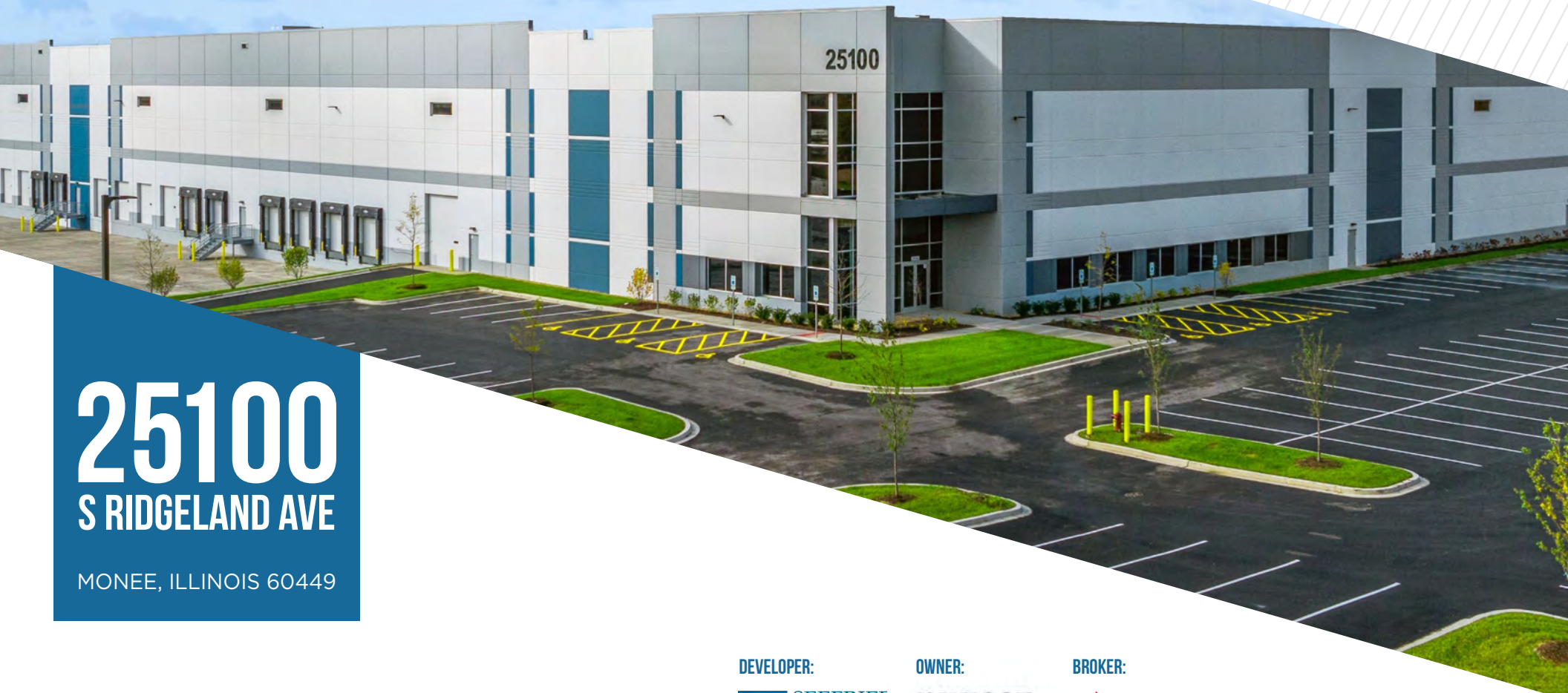
IN GOOD COMPANY



DRIVE-TIME MAP



**CONTACT THE
LEASING TEAM**



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S RIDGELAND AVE

MONEE, ILLINOIS 60449

READY TO LEARN MORE? GET IN TOUCH:

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OWNER:



BROKER:



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